



**STATEMENT OF PROCEEDINGS
FOR THE SPECIAL MEETING OF THE
LOS ANGELES GRAND AVENUE AUTHORITY
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 374-A
LOS ANGELES, CALIFORNIA 90012**



Wednesday, April 4, 2012

1:00 PM

Present: Director Essel, Vice Chair Perry and Secretary Fujioka

Absent: Chair Molina

I. ADMINISTRATIVE MATTERS

1. Call to Order. (12-1404)

Vice Chair Perry called to order the thirty-eighth meeting of the Los Angeles Grand Avenue Authority at 1:10 p.m., with a quorum of members present.

2. Approval of the September 26, 2011 Meeting Minutes. (12-1391)

On motion of Director Essel, seconded by Director Fujioka, and unanimously carried, this item was approved.

Attachments: [SUPPORTING DOCUMENT](#)

3. NOTICE OF CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8
Property: Parcel L (Broad Museum) of the Bunker Hill Urban Renewal Project
Authority Real Property Negotiator: Richard Volpert, Diane Hvolka, Gerry Hertzberg, Dawn McDivitt, Jay Virata, Thomas Webber, Jenny Scanlin, Christine Kalamaros
Negotiating Parties: The Broad Collection; Los Angeles Grand Avenue Authority
Under Negotiation: Terms of Payment (12-1398)

Vice Chair Perry referenced the above Notice of Closed Session items to be discussed.

The JPA Board recessed to Closed Session at 1:11 p.m.

The JPA Board reconvened the Grand Avenue Authority meeting at 2:20 p.m.

Authority Counsel Helen Parker advised that no reportable action was taken in Closed Session.

III. REPORTS

4. Construction Update on the Civic Park located between Grand Avenue, Temple Street, First Street and Spring Street, Los Angeles, CA - Barry Widen. (12-1399)

Barry Widen, Project Manager for the Civic Park Project, reported the following:

- **Budgetary findings project an anticipated remaining balance of \$250,000, between hard and soft costs.**
- **Current focus is on planting as most of the hardscape is complete, with three buildings at approximately 99% completion.**
- **Check list training is scheduled to be conducted next month.**
- **Completion date of June 21, 2012 is projected to be met.**

Bill Witte, Related Company, reported that in addition to the remaining balance, once construction on Parcel M has begun, the County will also have access to at least approximately \$10 million of State Prop 1c funds for the Park. Funds will need to be spent on hard and soft costs and are not intended for use of operational expenses.

5. Status Update on the Community Redevelopment Agency of the City of Los Angeles, A Designated Local Authority and Successor in Interest to the Community Redevelopment Agency of the City of Los Angeles - Jay Virata and Tim Chung. (12-1400)

Jay Virata, CRA/LA, a Designated Local Authority, reported that since the dissolution of the Community Redevelopment Agency of the City of Los Angeles (CRA) effective February 1, 2012, the CRA/LA, a Designated Local Authority (DLA) was created and put in place as the successor agency. Christine Essel was appointed to the JPA as the DLA's appointee.

Mr. Virata stated that the Recognized Obligation Payment Schedule (ROPS) is being updated by the DLA for all contracts that affect the Grand Avenue Project. Mr. Virata also stated that additional agreements are anticipated to be added to the ROPS as discussions on changes to the Reciprocal Easement Agreements (REAs) for the parking garage and the Grand Avenue Disposition and Development Agreement (DDA) continue.

6. Status Update on the Grand Avenue Project Phase IIA, Parcel L (Broad Museum) located at 221 South Grand Avenue, Los Angeles, CA - Jay Virata and Christine Kalamaros. (12-1401)

Jay Virata, DLA, stated that the garage construction is 50% complete and total completion is expected by mid-2013.

Mr. Virata reported that museum construction will commence when all the requirements of the museum ground lease have been met by the developer. Mr. Virata also stated that submittal of the Broad Collection plans for the plaza area and streetscape improvements are anticipated and upon receipt, approval of the design architect will be requested from the JPA.

IV. RECOMMENDATIONS

7. Status Update and approval of architect on the Grand Avenue Project Phase IIB, Parcel M-2 (Residential Tower) located at 237 South Grand Avenue, Los Angeles, CA - Jay Virata and Christine Kalamaros. (12-1402)

Jay Virata, DLA, requested approval for Arquitectonica as the Design Architect for the Grand Avenue Project Phase IIB, Parcel M-2. The Development team informed that they are currently on schedule with the Schedule of Performance to start construction in October 2012.

On motion of Director Essel, seconded by Director Fujioka, and unanimously carried (Chair Molina being absent), the JPA approved Arquitectonica as the design architect of the Grand Avenue Project Phase IIB, Parcel M-2 (Residential Tower).

8. Acknowledge and approve an increase to the Civic Park Budget of a not to exceed amount of \$115,000 to incorporate new funding received from the Superior Court of California, County of Los Angeles for additional access improvements at the Clara Shortridge Foltz Criminal Justice Center related to the Civic Park Project - Dawn McDivitt. (12-1403)

Dawn McDivitt, Chief Executive Office, stated that the increase in the Civic Park Project budget, an amount not to exceed \$115,000, will be used to enhance the new access to the Courthouse implemented as part of the park project and will be funded by Superior Court.

On motion of Director Essel, seconded by Director Fujioka, and unanimously carried (Chair Molina being absent), an increase to the Civic Park Budget of a not to exceed amount of \$115,000 was approved.

V. MISCELLANEOUS

9. Discussion of Future Agenda Items and Date of Next Meeting - Dawn McDivitt (County) staff. (12-1392)

Dawn McDivitt, CEO reported the next JPA meetings will remain on schedule for April 23, 2012 at 10:00 a.m.

10. Public Comment. (12-1393)

Brady Westwater addressed the JPA Board and commended the joint efforts of both entities.

11. Adjournment. (12-1394)

There being no further business to discuss, Vice Chair Perry adjourned the meeting at 2:35 p.m.